043.0	0007	0018.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,400 /	782,400
					USE VALUE:	782,400 /	782,400
					ASSESSED:	782,400 /	782,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JURGENSMEYER STEVEN R--ETAL
Owner 2:	DINOLFO ELIZABETH A
Owner 3:	
Street 1:	41 BEACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,651 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 2172 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6651.000	286,800		495,600	782,400
Total Card	0.153	286,800		495,600	782,400
Total Parcel	0.153	286,800		495,600	782,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.22 | /Parcel: 360.2

Legal Description

User Acct 30825

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 02/28/20

!3716!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0007-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,900	0	6,651.	495,600	884,500	884,500	Year End Roll	12/18/2019
2019	101	FV	306,300	0	6,651.	526,600	832,900	832,900	Year End Roll	1/3/2019
2018	101	FV	306,300	0	6,651.	384,100	690,400	690,400	Year End Roll	12/20/2017
2017	101	FV	306,300	0	6,651.	334,500	640,800	640,800	Year End Roll	1/3/2017
2016	101	FV	306,300	0	6,651.	285,000	591,300	591,300	Year End	1/4/2016
2015	101	FV	287,500	0	6,651.	278,800	566,300	566,300	Year End Roll	12/11/2014
2014	101	FV	287,500	0	6,651.	229,200	516,700	516,700	Year End Roll	12/16/2013
2013	101	FV	287,500	0	6,651.	218,100	505,600	505,600		12/13/2012

PRINT

Date	Time
12/10/20	18:53:27

LAST REV

Date	Time
03/11/20	09:33:55
mmcmakin	

PAT ACCT. 3716

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHEELOCK PETER	23533-464		8/13/1993		158,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2018	1687	New Wind	3,000	C				
3/9/2011	131	New Wind	3,844					REPL 4 WINDOWS
7/29/2003	599	Addition	126,500	C		G6	GR FY06	RR DEMO, 1 STY ADD
5/1/1995	231		28,000					DORMERS

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2020	Inspected	PT	Paul T
11/26/2018	MEAS&NOTICE	CC	Chris C
1/12/2009	Meas/Inspect	189	PATRIOT
6/22/2005	Permit Visit	BR	B Rossignol
3/2/2000	Meas/Inspect	268	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	30825
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6651		Sq. Ft.	Site		0	80.	0.93	1									495,622						495,600	

Total AC/HA: 0.15269 | Total SF/SM: 6651 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 495,622 | Spl Credit | Total: 495,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.13342535
Const Adj.:	0.99989998
Adj $ / SQ:	118.998
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389741
Depreciation:	102892
Depreciated Total:	286850

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

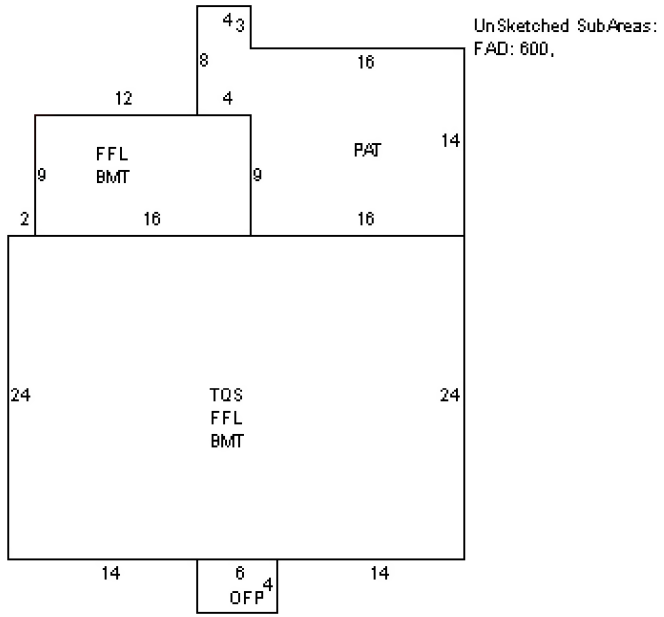
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	119.00
Special Features:	0	Val/Su Net:	84.06
Final Total:	286800	Val/Su SzAd	132.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	35.700	34,271
FFL	First Floor	960	119.000	114,238
TQS	3/4 Story	612	119.000	72,827
FAD	Addition	600	119.000	71,399
PAT	Patio	256	3.710	951
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	3,412	Total:	294,742
Size Ad	2172	Gross Are	3616	FinArea 2172

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

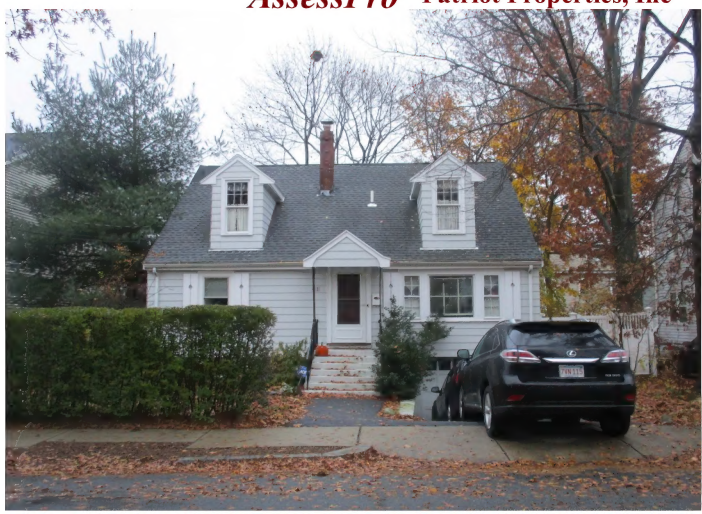
SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0007-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc